

171.A

0002

0045.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
770,900 / 770,900

USE VALUE:

770,900 / 770,900

ASSESSED:

770,900 / 770,900


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MULVEY CHRISTOPHER & LISA
Owner 2:	
Owner 3:	

Street 1: 45 HILLSIDE AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CRONIN CHRISTOPHER B/ TRUSTEE -

Owner 2: 45 HILLSIDE AVE REALTY TRUST -

Street 1: 45 HILLSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1725 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8361																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	767,200	3,700		770,900				
Total Card		0.000	767,200	3,700		770,900	Entered Lot Size			
Total Parcel		0.000	767,200	3,700		770,900	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit	/Card:	446.90	/Parcel:	446.9	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID		171.A-0002-0045.2		PRINT						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	755,800	3700	.		759,500	759,500	Year End Roll	12/18/2019
2019	102	FV	673,400	3700	.		677,100	677,100	Year End Roll	1/3/2019

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN CHRISTOP	69560-551	2	7/6/2017		765,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	614	Alterati	12,000	C				
9/24/2018	1382	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	SQ Returned	EMK	Ellen K
3/28/2018	Measured	DGM	D Mann
3/28/2018	NEW CONDO	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

